

City of Tillamook Planning Commission Minutes
May 20th, 2010

I. CALL TO ORDER:

Chairperson Stewart called the planning commission meeting to order at 7 P.M. and then announced the meeting would recess for a short period to allow for a few more commission members to arrive. She mentioned she appreciated the attendance of all. The meeting reconvened at 7:07 P.M.

Commission Members Present:

Jan Stewart, Chairperson

Ray Jacobs

Charlotte Phillips

Aaron Palter

Commission Members Absent:

Howard Harrison – excused

Tamra Jacobs

Nick Hahn

Staff Present:

David Mattison, City Planner

Debbi Reeves, Administrative Assistant

Guests Presents:

See sign-in sheet on file

II. PUBLIC HEARINGS:

Chairperson Stewart read the Citizens and Hearing disclosure statement. She then asked the members if there was anyone with exparte contact, bias or conflict of interest.

A. Palter mentioned he has met **Matt Dickson** through his position with the Port of Tillamook Bay but did not feel he had any exparte contact, bias or conflict of interest.

Chairperson Stewart also mentioned the applicant was a prior planning commission member but that she did not have any exparte contact, bias or conflict of interest.

Chairperson Stewart noted for the audience that any member arriving after this time would not be allowed to vote as they would not have the same information as the rest of the commission members. She also noted she would be a voting member in order to have a quorum. She asked is anyone in the audience cared to challenge this and there were no challenges.

Chairperson Stewart then asked City Planner **D. Mattison** to report, in detail, the staff report. She asked for a detailed report so the audience would be well informed on this application.

D. Mattison proceeded to read the Preliminary Findings and Conclusions for Conditional Use Permit CU-10-02 and Site Plan Review SP-10-02 for the Tillamook BMX Club. **D. Mattison** explained the proposal to build a BMX bike track on the Fairgrounds property. He proceeded to go over road usage, adjacent properties, and wetlands. **Chairperson**

Stewart asked him to explain wetlands delineation which he did. The proposed site is not in the delineation of fairgrounds property. The fairgrounds property was annexed into the city in 2005. **D. Mattison** then proceeded to go through the sections of the document and explain as he went through. Different sections brought up questions of the members which were addressed. **D. Mattison** mentioned there were several new items in the staff report which needed to be pointed out and explained.

The members discussed the issue that the area where the property adjoined Brookfield Road was neither a public road or an easement but only a driveway. **D. Mattison** explained the road was not fully dedicated but is identified as a collector street.

Altogether **D. Mattison** went over Relevant Criteria: Section 4, Section 19.1, Section 21.1 of which #3 and #4 were new to the revised staff report, Section 22.3:A,C, E,F,G and K, Section 22.1:2,3,4,7,8, Section 25:4.A,B and 5, Section 26;1, Section 27;D. 1), 2), 3),4) and 5). As each section was read the members discussed and resolved any questions pertaining to the section.

D. Mattison stated the property owner notification had been done and that he had not attended any meetings they had. He also noted there were several letters of comment included in the packet and read into the record. Comments were received from **Mary Lovell, Robin Hood, and Dave Schrom**. **D. Mattison** noted the correction to the portion of the staff report pertaining to **Robin Hood** who is a “he” not a “she”. He then went on to read the Conclusions and Recommended Conditions. Items #5, #8 and #9 were discussed.

Chairperson Stewart asked if there were any more questions from the commission members. There were not so she recessed the meeting for a 10 minute break at 8:09 PM.

The meeting reconvened at 8:20 p.m. **Chairperson Stewart** instructed the applicants how to present to the commission members and then asked the first person in support of the BMX track to come to the podium.

Trino Ochoa, age 17 (not required to state address as a minor), introduced himself and explained the BMX Track is his High School Senior Project. He spoke about his involvement with BMX, bicycling, the sport of BMX and his determination to have a BMX track in Tillamook. The members asked Trino about funding, grants, safety and special events which he responded to. He mentioned they have not moved too far into all the details of the track until they knew if it would be approved.

Next to present was **Matt Dickson**, 3505 Maple Lane, Tillamook. **M. Dickson** explained he is very excited about the track and the addition to the community for the young people. He gave his thoughts of what a BMX track could mean for the kids and was that it is an affordable sport. He spoke of the challenges with land use, insurance, the Fair Board requirements and the neighbors. He stated he believes in the project and will work with the neighbors to resolve any issues that come up. He mentioned the BMC Club is excited and will be accountable. The commission members asked him about the Fair Board and

their requirements which **M. Dickson** explained. They asked about maintenance, erosion, insurance, grants and other funding which **M. Dickson** commented on and was discussed. The BMX Club will have a legal agreement with the County and the Fair Board. The future plans of the BMX track and events were discussed as were hours of operation. The BMX Club is willing to work out any issues they are able to.

Kris Miller, 1505 1st Street, Tillamook was next to introduce himself. He explained he was in support of the BMX track as he is a long time BMX rider and that his father owns and runs a BMX track in Washington. He asked the members if he could answer any questions they might have about BMX tracks and clubs. The members asked **K. Miller** about racing events both nationally and locally. They asked him about erosion control, grant funding, dues, non-profit status of clubs, membership, maintenance and community involvement which he answered to the best of his ability.

Chairperson Stewart asked if there were any other people in the audience in support of the applicant and there were none. She then asked if there was anyone in opposition.

Robin Hood, 4436 Glenview Avenue, Tillamook, introduced himself. He noted he was the spokesperson for the neighborhood next to the proposed BMX track. He mentioned the letters that had been written by the other neighbors and himself and what their concerns are. The main issues are noise, dust, maintenance, traffic safety, sidewalks, hours of operation, security, improper use after hours, fencing, and contaminated dirt being trucked to the site. **R. Hood** stated the communication with the BMX Club has been good.

Chairperson Stewart asked if there was any other opposition. There was not. She asked for neutral testimony. There was none. She then asked the applicants to come back to the table as a panel for the commission members to ask more questions. All of the concerns of the neighbors were addressed and discussed. **M. Dickson** explained the BMX Club will work with the neighborhood on all concerns and that they are committed to finding the solutions to all issues. He noted they are accountable to the Fair Board and that the Fair Board would regulate them. Each topic was gone over.

Chairperson Stewart closed the Public Hearing and opened the meeting for commission discussion. **C. Phillips** noted her concern regarding the road, traffic, the easement issue, and sidewalks. These were discussed. There was a general discussion about Brookfield Road. **D. Mattison** spoke about the driveway condition, #4 of the Conclusions and Recommended Conditions.

Chairperson Stewart asked that Item #5 be removed as a non-remonstrance agreement would not be required. **A. Palter** asked that Item #8 be removed as the members had discussed the paving and would not require this.

Fencing was discussed. Driveway issues were discussed. Drive approach was discussed. The Traffic Capacity Analysis requirement was discussed. **Chairperson Stewart** spoke about erosion. Sidewalks were discussed. The non-remonstrance agreement was

discussed. Screening and fencing were discussed. Off street parking was discussed.

Chairperson Stewart adjourned the meeting for a 3 minute recess.

The meeting reconvened and the next discussion topics were water, landscaping, planning review and durable dustless surface as it pertained to Item #8. **Chairperson Stewart** noted she was ready for a motion as soon as one of the members were ready to make a motion.

- **C. Phillips made a motion to approve Conditional Use Permit #CU-10-02 and Site Plan Review #SP-10-02** in accordance with the changes and corrections to staff's suggested conditions as read into the record by staff. Based on these amended findings, the applicant will meet the applicable criteria with the completion of and meeting conditions as staff has outlined with the changes to the following:

- 1) delete #8, durable, dustless surface requirement of Conclusions and Recommended Conditions,
- 2) delete requirement for Traffic Capacity Analysis,
- 3) set for 1 year review for the Conditional Use Permit and Site Plan Review,
- 4) delete # 5, the non-remonstrance requirement,
- 3) revise #9 to read to remove "approve/amended."

The motion was seconded by **R. Jacobs**. **Chairperson Stewart** asked for further discussion. **A. Palter** mentioned the Traffic Capacity Analysis and **Chairperson Stewart** explained for clarification. **Chairperson Stewart** asked **D. Reeves** read the motion back into the record and then asked if there was further discussion.

A. Palter asked for a friendly amendment to the motion to change the review of the Conditional Use Permit and the Site Plan Review to 6 months. The friendly amendment was seconded by **R. Jacobs**. **C. Phillips** accepted the Friendly amendment to her motion.

A. Palter asked for second friendly amendment to the motion to not include exterior lighting as a requirement as part of the conditions for approval at this time and look at lighting at the 6 month review. **R. Jacobs** seconded the motion. **Chairperson Stewart** explained that conditions removed could be addressed at the next review. **C. Phillips** accepted the second friendly amendment.

Chairperson Stewart called for the vote. **R. Jacobs** voted aye. **C. Phillips** voted aye. **A. Palter** voted aye. **J. Stewart** voted aye. The motion carried unanimously.

Chairperson Stewart stated there is a 10 day appeal period. She then asked the applicant if he could stay a few minutes after adjournment. She mentioned she would like to state her appreciation and commend the applicant for his influence

and commend **Trino** for staying with the Planning Commission throughout the entire process. **A. Palter** also stated his admiration for the young man.

III. ADJOURNMENT OF PUBLIC HEARING:

With no further discussion or objections, the meeting was adjourned by **Chairperson Stewart** at 10:55 p.m.

Prepared by:
Debbi Reeves,
Administrative Assistant

Approval Acknowledged by:

Jan Stewart, City Planning Commission Chairperson

Date